







## NOTES

1. ACCESS CONNECTIONS TO SR 44 ARE SUBJECT TO PERMITTING WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION.

2. DEVELOPMENT WITHIN FLOOD ZONES IS SUBJECT TO PERMITTING WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.

3. EXISTING VEGETATION MAY COUNT TOWARDS LANDSCAPE BUFFER REQUIREMENTS.

4. PARKING AREAS DEPICTED ARE CONCEPTUAL. FINAL PARKING LOCATIONS AND COMPLIANCE WITH PARKING SPACE REQUIREMENTS ARE SUBJECT TO FINAL DEVELOPMENT PERMITTING.

5. EXISTING SEPTIC TANKS SHALL BE PERMITTED AND DEMOLISHED BY A LICENSED CONTRACTOR.

6. ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS SHALL NOT COVER MORE THAN 50% OF THE LOT THEY ARE LOCATED ON UNLESS IT CAN BE DEMONSTRATED THAT PROVISIONS FOR DRAINAGE, PARKING, STORAGE AND PUBLIC SAFETY ARE ADEQUATE.

7. THE MAXIMUM HEIGHT FOR BUILDINGS DESIGNED FOR OCCUPANCY BY PERSONS SHALL BE FIFTY (50) FEET, UNLESS OTHERWISE APPROVED BY THE SUMTER COUNTY COMMISSION.

8. BUILDING FOOTPRINTS AND USES ARE SUBJECT TO CHANGE BASED ON THE DEVELOPMENT OPTIONS SHOWN ON THIS PLAN.

Development Option 1*					
Tract	Area	Industrial	Office	Commercial	Institutional
Number	(in acres)	(\$F)	(\$F)	(\$F)	(\$F)
A	18	0	0	160,000	0
B	16	0	180,000	0	0
C	141	1,240,800	0	0	0
D	5.06	0	0	0	0
<b>TOTAL</b>	<b>180.06</b>	<b>1,240,800</b>	<b>180,000</b>	<b>160,000</b>	<b>0</b>

Development Option 2*					
Tract Number	Area (in acres)	Industrial (\$F)	Office (\$F)	Commercial (\$F)	Institutional (\$F)
A	16	20,000	100,000	50,000	0
B	18	220,800	0	110,000	0
C	141	1,000,000	80,800	0	0
D	5.06	0	0	0	0
<b>TOTAL</b>	<b>180.06</b>	<b>1,240,800</b>	<b>180,800</b>	<b>160,000</b>	<b>0</b>

Development Option 3*					
Tract	Area	Industrial	Office	Commercial	Institutional
Number	(in acres)	(\$F)	(\$F)	(\$F)	(\$F)
A	16	45,000	80,000	80,000	0
B	45	210,800	80,000	80,000	0
C	141	985,000	80,000	0	0
D	5.06	0	0	0	0
<b>TOTAL</b>	<b>180.06</b>	<b>1,240,800</b>	<b>180,000</b>	<b>160,000</b>	<b>0</b>

Development Option 4*					
Tract Number	Area (in acres)	Industrial (SF)	Office (SF)	Commercial (SF)	Institutional (SF)
A	16	95,800	100,000	20,000	0
B	18	135,000	40,000	40,000	0
C	141	950,000	40,000	100,000	0
D	5.06	0	0	0	0
TOTAL	180.06	1,240,800	180,000	160,000	0

\*Various development options exist provided land use areas do not exceed totals.

### PARKING SPACE REQUIREMENTS

TRACT A - COMMERCIAL  
REQUIRED= 1 SPACE PER 250 SF OF GROSS LEASABLE AREA  
(TOTAL AREA 160,000 SF) = 640 SPACES

TRACT B - OFFICE  
REQUIRED= 1 SPACE PER 250 SF OF GROSS FLOOR AREA (TOTAL  
AREA 180,000 SF) = 720 SPACES

**TRACT C - INDUSTRIAL**  
INDUSTRIAL/WAREHOUSE REQUIRED= 1 PER 1,000 SF OF GROSS FLOOR AREA FOR THE FIRST 20,000 SF, AND 1 PER 2,000 SF OF GROSS FLOOR AREA IN EXCESS OF 20,000 SF (TOTAL AREA 516,000 SF) = 268

INDUSTRIAL/MANUFACTURING REQUIRED= 1 PER 750 SF OF GROSS  
FLOOR AREA DEVOTED TO MANUFACTURING (TOTAL AREA 724,800  
SF) = 967

TRACT D - INSTITUTIONAL  
REQUIRED= TO BE DETERMINED BY SPECIFIC OCCUPANCY

**PARKING NOTE**  
DUE TO THE AGGREGATE PARKING FOR THE DEVELOPMENT, WHEN THE TRACTS ARE SUBDIVIDED, THE PARKING REQUIREMENTS SHALL BE COMPLIED WITH FOR ANY CHANGES OF USE ON ANY TRACTS REGARDLESS OF OWNERSHIP.

### LOADING/UNLOADING REQUIREMENTS

**OFFICE**  
1 SPACE FOR THE FIRST 75,000 SF  
OF GROSS FLOOR AREA AND 1 SPACE  
FOR EACH ADDITIONAL 25,000 SF

**COMMERCIAL**  
1 SPACE FOR THE FIRST 10,000 SF  
OF GROSS FLOOR AREA AND 1 SPACE  
FOR EACH ADDITIONAL 20,000 SF

**INDUSTRIAL**  
1 SPACE FOR EACH 10,000 SF OF  
GROSS FLOOR AREA